



Address: [1112 BEAVERWOOD LN](#)
City: CROWLEY
Georeference: 23623H-I-16
Subdivision: LASATER RANCH
Neighborhood Code: 4B011B

Latitude: 32.5631017547
Longitude: -97.3726652634
TAD Map: 2036-324
MAPSCO: TAR-117V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LASATER RANCH Block I Lot 16

Jurisdictions:

CITY OF CROWLEY (006)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: REFUND ADVISORY CORP (00913)

Protest Deadline Date: 5/24/2024

Site Number: 40773264

Site Name: LASATER RANCH-I-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,592

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FRANKLIN DENEAN

Primary Owner Address:

1112 BEAVERWOOD LN
CROWLEY, TX 76036

Deed Date: 5/22/2023

Deed Volume:

Deed Page:

Instrument: [D223090550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS JEFFREY	11/30/2021	D221356612		
KELLY FAMILY TRUST	9/21/2018	D218226674		
NU HOME OF TEXAS	1/20/2006	D206033885	0000000	0000000
KELLY ANTOINETTE;KELLY JAMES	1/20/2006	000000000000000	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	4/18/2005	D205124758	0000000	0000000
M A W LASATER RANCH LP	1/1/2005	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$297,510	\$60,000	\$357,510	\$357,510
2024	\$297,510	\$60,000	\$357,510	\$357,510
2023	\$331,926	\$40,000	\$371,926	\$371,926
2022	\$263,492	\$40,000	\$303,492	\$303,492
2021	\$207,973	\$40,000	\$247,973	\$247,973
2020	\$181,675	\$40,000	\$221,675	\$221,675

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.